



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcpplanning@jeffersoncitymo.gov



JOSHUA R. HANLIN
Notary Public - Notary Seal
STATE OF MISSOURI
County of Cole
My Commission Expires 9/15/2019
Commission # 15638231

APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

- ☐ Zoning Text Amendment (Describe below or attach complete narrative)
Article and Section Affected (if applicable): _____

Description of proposed text amendment: _____

☒ Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: 612 Broadway, Jefferson City, MO

Legal/Property Description (write out or attach as an exhibit): PT inlets 789 & 790, Lot 12

Who petition to rezone the above described real estate from its present classification of RA2 district to

C2 district. The purpose of this rezoning request is to: use property as commercial contractors office/appliance parts store

ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

Danny J. Green President G.I.F. Danny J. Green
Property Owner #1 Name (type or print) Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 11th day of October in the year 2016.

JOSHUA R. HANLIN
Notary Public - Notary Seal
STATE OF MISSOURI
County of Cole

My Commission Expires 9/15/2019

[Signature]
Notary Public

Address of Property Owner #1	
Name	<u>Danny Green</u>
Mailing Address	<u>3108 Hunt Ridge Rd., J.C. MO 65109</u>
Phone Number	<u>573-230-3379</u>
Address of Property Owner #2	
Name	
Mailing Address	
Phone Number	

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)
Payment Received: Cash (Receipt #); Check (Copy; check #)
Attachments: Additional sheets or documentation Applicant/Project Information Sheet Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



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APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

☐ Text Amendment

☒ Map Amendment

Current Development Plan Map Designation high density residential

Proposed Development Plan Map Designation commercial

Applications for Map amendments shall include a location map and level of detail required for site plan review as outlined in Exhibit 35-71.

All applications shall attach a narrative which addresses the following criteria, as outlined in Section 35-74.A.4, Jefferson City Zoning Code.

- Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
- Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- Whether the change is consistent with the goals, objectives and policies of the Plan.
- Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
- Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
- Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- Whether there will be benefits derived by the community or area by the proposed change.

Amendment Requested by:

☒ Property Owner

☐ Staff

☐ Planning and Zoning Commission

Danny J. Green
Name (typed or printed)

Danny J. Green
Signature

Property Owner Name Danny J. Green President Green Industries, Inc

Address 3108 Hunt Ridge Rd. Jefferson City MO 65109

Phone Number(s): 573-230-3379

Applicant Name (if different from owner): _____

Address: _____

Phone Number(s) _____

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)

Application Filing Fee Received: _____ Cash (receipt # _____) _____ Check (copy; check # _____)

Attachments: _____ Narrative _____ Map _____ Applicant/Project Information Sheet

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

COMPREHENSIVE PLAN AMENDMENTS

Excerpt from Section 35-74 Legislative Approval - Development Permits
Ordinance No. 13361

Property Address: 612 Broadway, Jefferson City, MO.

- A. Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.

This area of Broadway Street has transitioned a mixed commercial and residential use, although the Comprehensive Plan shows the area as intended for High Density Residential use. The property across the street is used as a residence/daycare and a nearby property is used as a salon.

- B. Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.

This area of Broadway Street has had several residential homes converted into commercial uses since adoption of the Comprehensive Plan.

- C. Whether the change is consistent with the goals, objectives and policies of the Plan.

The change would allow for more commercial uses adjacent to an existing commercial area.

- D. Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.

Several houses have been converted to commercial uses along Broadway Street since adoption of the Comprehensive Plan.

- E. Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.

There is no known conflict with any adopted plans.

- F. Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreation facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.

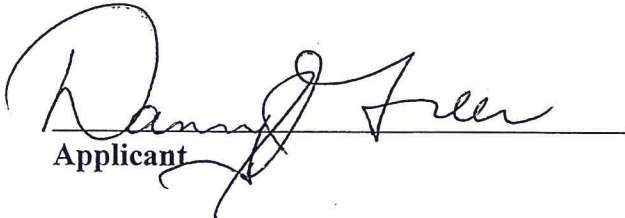
All necessary utilities and facilities are in place to accommodate the proposed change.

- G. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

The proposed change would allow for more commercial land in an existing mixed commercial and residential area.

- H. Whether there will be benefits derived by the community or area by the proposed zone.

The community would benefit from the commercial use in an existing mixed commercial and residential area.


Applicant

10-11-16
Date

No. 200416016
Bk 513 Pg 6
State of Missouri
Cole County
RECORDED
Dec 13, 2004
2:52:35 PM
Larry D. Rademan,
Recorder of Deeds
Fees \$27.00

df 
Deputy
CCA

INDEPENDENT PERSONAL REPRESENTATIVE DEED

THIS INDENTURE made and entered into the 10th day of December, 2004, by and between Robert M. Strange, Independent Personal Representative of the Estate of Robert Lee Strange, deceased, as Grantor and Green Industries, Inc., a Missouri Corporation, as Grantee, of the County of Cole, State of Missouri. The mailing address of the Grantee is 3108 Hunt Ridge Road, Jefferson City, MO 65109.

WITNESSETH:

WHEREAS, On August 14, 2004, Robert Lee Strange, a single person of Cole County Missouri, died intestate while owning certain real property in Cole County Missouri; and

WHEREAS, on the 23rd day of August, 2004, letters of administration as an independent personal representative were granted to the undersigned Robert M. Strange by the Probate Division of the Circuit Court of Cole County, Missouri, according to law, in estate number 04PR323198; and

WHEREAS, by virtue of appointment as independent personal representative, the undersigned is empowered, in his discretion, to sell and convey the real property hereinafter at private sale on such terms, in the undersigned's discretion, as might seem best; and

WHEREAS, Green Industries, Inc., a Missouri Corporation of Cole County, Missouri, has purchased the real estate hereinafter described on page 2 of this deed at private sale,

NOW THEREFORE, in consideration of the premises, the sum of Sixty Eight Thousand Five Hundred Dollars and no/100 (\$68,500) and other valuable consideration, the said Robert M. Strange, independent personal representative of the estate of Robert Lee Strange, deceased, does SELL AND CONVEY unto Green Industries, Inc., its successors, and assigns forever, all of the decedent's right, title and interest which the said Robert Lee Strange, deceased, had at the time of his death in and to the following described real property lying, being and situated in Cole County, Missouri, to-wit:

Legal Description

Lot twelve of a subdivision of inlots numbered 788, 789, 791, 793 and 794 in the City of Jefferson, Missouri, fronting 49 feet 8 1/4 inches on Broadway and running back 150 feet to a private alley. Subject to any restrictions or easements of record.

TO HAVE AND TO HOLD the same unto the said Green Industries, Inc., successors and assigns forever.

IN WITNESS WHEREOF, I Robert M. Strange, independent personal representative of the estate of Robert Lee Strange, deceased, have executed this document on this 10th day of December, 2004.

Robert M. Strange

Robert M. Strange, Independent Personal
Representative of Estate of Robert Lee
Strange

ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF COLE)

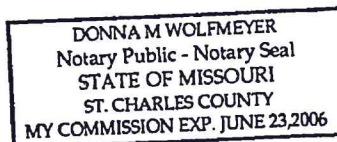
On this 10th Day of December, 2004, before me, the undersigned, a notary public in and for said county and state, personally appeared, Robert M. Strange, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed as independent personal representative of the estate of Robert Lee Strange, deceased.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in Cole County, Missouri, the day and year last above written.

Donna M. Wolfmeyer

Notary Public

My commission expires:





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320 E. McCarty Street
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Phone: 573-634-6410
jcpplanning@jeffersoncitymo.gov

Project Information (Please use additional sheets if necessary)			
Name of Project			
Location/Address		612 Broadway, Jefferson City MO	
Submitted by			
(Check box and circle item)		<input type="checkbox"/> P&Z: Zoning Amend <input type="checkbox"/> Comp Plan Amend <input type="checkbox"/> Special Exception <input type="checkbox"/> PUD <input type="checkbox"/> Sub. Plat <input type="checkbox"/> Annexation	
		<input type="checkbox"/> BOA: CUP <input type="checkbox"/> Variance <input type="checkbox"/> Appeal	
		<input type="checkbox"/> Staff: Site Plan <input type="checkbox"/> Bldg Plans <input type="checkbox"/> Grading Plan <input type="checkbox"/> Change of Use <input type="checkbox"/> Temp Use	
Consultant(s) (List lead consultant and all others who are responsible for major project)			
Lead Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Property Owners/Applicants (List owner; Mark "X" next to the name of the primary)			
Owner Name		Danny Green	
Address		3108 Hunt Ridge Rd. Jefferson City, MO 65109	
Telephone No.		573-230-3379	
E-Mail		dgreen5205@hotmail.com	
Applicant Name		Thomas Senter	
Address		11532 Lookout Trail, Centertown, MO 65023	
Telephone No.		573-636-5081	
E-Mail		Thomas@senterinc.com	